



9 Cambridge Avenue, West Wittering

Guide Price £325,000

9 Cambridge Avenue

West Wittering, Chichester

Situated in the highly desirable Sea Estate, 9 Cambridge Avenue is a delightful, detached bungalow. The home boasts two bedrooms, a well-appointed kitchen, a generous sitting room/dining area, and a conservatory that opens directly to the garden, providing an additional space perfect for entertaining. The property also features a practical shower room and a private, south-facing garden. Additional highlights include a garage and a spacious driveway with ample parking for multiple vehicles. There is also scope for modernisation, allowing you to customise the home to your tastes.

9 Cambridge Avenue enjoys an excellent location, offering convenient access to the beach and the amenities of East Wittering Village. The Sea Estate is known for its peaceful environment and friendly community, making it an ideal choice for families, retirees, or those in search of a second home.

With the added benefit of no forward chain, this property is a fantastic opportunity for buyers looking to secure a home in the sought-after Wittering Village.

Council Tax band: D

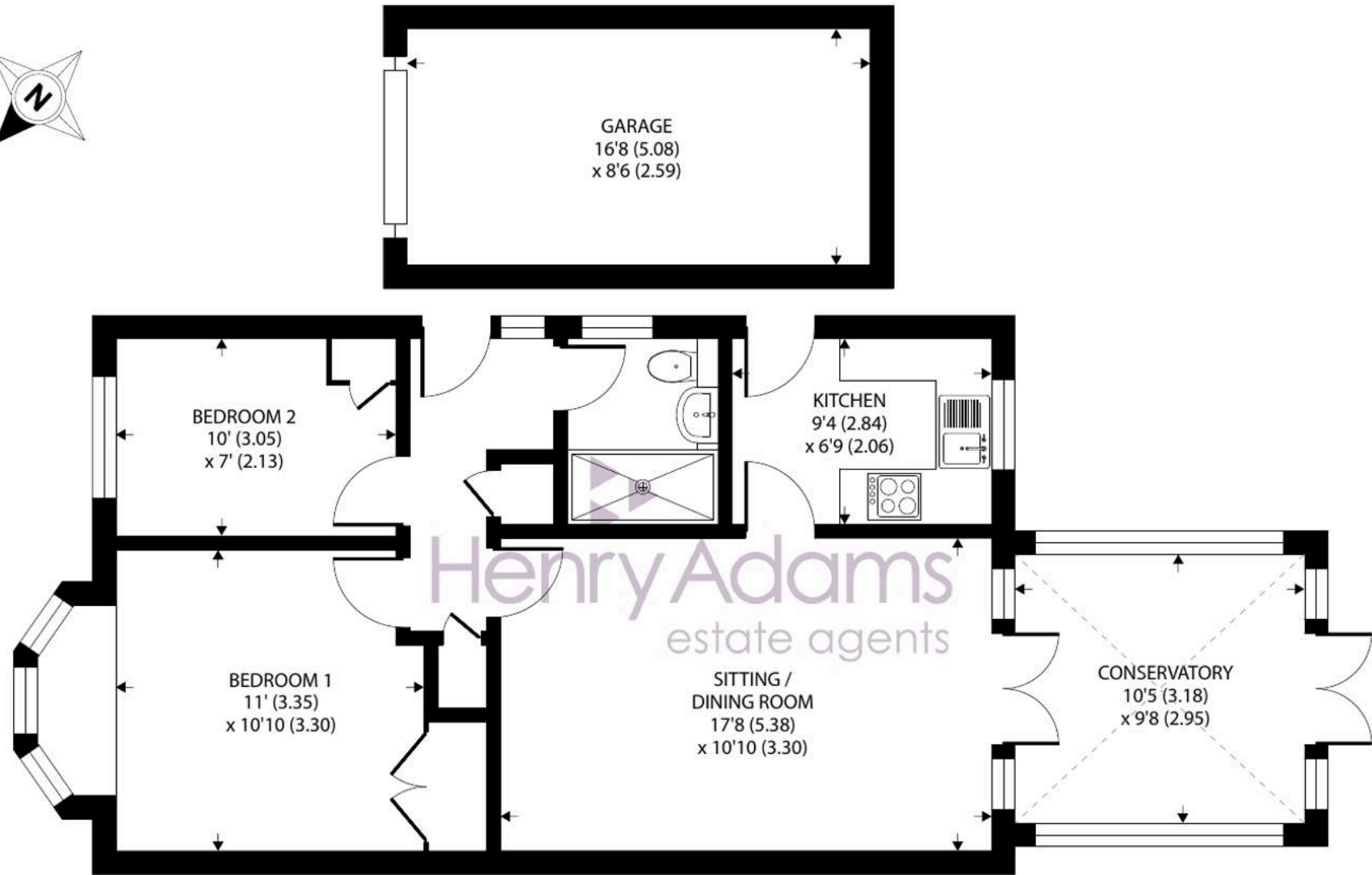
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Situated on the 'Sea Estate'
- Open Plan Living / Dining Room
- Conservatory
- South Facing Garden
- Garage and Driveway
- No Forward Chain
- Probate Granted, no forward chain, solicitor acting as





GROUND FLOOR

Approximate Area = 706 sq ft / 65.6 sq m
Garage = 142 sq ft / 13.2 sq m
Total = 848 sq ft / 78.8 sq m

For identification only - Not to scale





Henry Adams - East Wittering

Henry Adams LLP, 14 Shore Road, East Wittering - PO20 8DZ

01243 672721

eastwittering@henryadams.co.uk

www.henryadams.co.uk/

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.